



**THE MANOR
OFF BOLEHILL LANE
BOLEHILL
ASHOVER
NR CHESTERFIELD
DERBYSHIRE S42 6AZ**



OFFERS AROUND £700,000





THE MANOR, OFF BOLEHILL LANE, BOLEHILL, ASHOVER, CHESTERFIELD, S42 6AZ

A distinctive Grade II Listed 17th century residence nestling within a delightful backwater position on the outskirts of the Ashover parish and surrounded by rolling Derbyshire countryside.

The striking period building is considered of historic and architectural importance noted by a Grade II Listed status and retains a wealth of character and style. In its history, The Manor was a country public house for many years although is now reverted to present a charming and generously proportioned family home. The house is complemented by good sized gardens and grounds amounting to about 1 acre. There is a large courtyard with parking for numerous vehicles, a two storey garage, barn and stable block. All is accessed via a long driveway which sweeps from Bolehill Lane.

Standing within typical rolling Derbyshire countryside with direct access to excellent walking and riding, The Manor lies around two miles north of Ashover village which boasts a thriving local community and well respected primary school. The network of local roads provides convenient travel to the surrounding centres of employment to include Matlock, Chesterfield and Alfreton and with commuter links to further afield via the A38 and M1 corridor.

ACCOMMODATION

From the rear courtyard, a low oak panelled door opens directly to a:

Bar Room – 4.76m x 3.87m (15' 6" x 12' 7") maximum, the immediate bar area with beamed ceiling, mullioned window and oak floor, all raised from a flagged floor. From this room there is access to a:

Cellar of standing height with potential for useful storage.

Dining Room – 4.67m x 4.2m (15' 3" x 13' 8") with oak panelled walls to three sides and exposed stonework to the fourth. Again, there is a deep sill mullioned window and a revealed carved stone period fireplace with a cast iron solid fuel stove. Once again, the features include a flagged floor, beamed ceiling and mullioned windows with leaded lights being fitted with a window seat. A built in display cupboard lies to the side of a door recess leading off to the:

Sitting Room – 4.67m x 4.29m (15' 3" x 14' 1") with a substantial ceiling beam and impressive cut stone fireplace with cast iron solid fuel stove. Mullioned windows to two walls and period cast iron radiator.

Living Room – 4.65m x 4.44m (15' 2" x 15' 6") with heavily beamed ceiling, mullion window, cast iron radiator and built in stripped timber cupboard. There is a fireplace of exposed brick, stone lintel and flagged hearth to which is sited a cast iron solid fuel stove. A fitted pine settle wraps beneath the window and a pine cottage door leads off to the:

Breakfast Kitchen – 4.6m x 3.62m (15' 1" x 11' 9") with lead effect windows to two elevations, tiled floor and revealed stone and brick chimney breast adapted to house a range style cooker. The kitchen is fitted with a range of wall cupboards and work surfaces with storage beneath and there is also plumbing for a dishwasher. To one corner is the oil fired boiler which serves the central heating and hot water system.

Off the kitchen there is access to a **rear hall** with built in cupboard, external access and doors off to:

Shower Room with low flush WC, vanity wash hand basin and modern shower cubicle.

Utility Room with tiled floor, mullioned window and range of built in cupboards, work surfaces and sink unit. There is also plumbing for an automatic washing machine and dishwasher.

Returning through the living room, access leads off to a:

Home Office/Family Room – 5.95m x 3.37m (19' 5" x 11') a generously proportioned and functional space forming part of a 1960s extension to the original building. There is good natural light with windows to three elevations including a pair of external doors to the gable wall and additional door from the side. To one corner, a:

Cloak Room with low flush WC and vanity wash hand basin.

From the living room, stairs are enclosed by a period pine door and lead to a broad:

Landing – 3.93m x 3.04m (12' 9" x 9' 10") with an oak boarded floor, mullioned window to the front and ceiling beam. Access leads off to the remaining accommodation.

Family Bathroom fitted with a modern white suite to include panelled bath with mixer shower fitting, wash hand basin set above a broad drawered cabinet and low flush WC. There is a boarded floor and three paned mullioned window to the side.

Bedroom 1 – 5.2m x 4.6m (17' 1" x 15' 1") an impressive room which includes revealed ceiling timbers and an **open loft** with stair access to a mezzanine platform. Off the mezzanine there is access to an additional loft store which provides potential to create hobby or study space if required. The bedroom has an oak floor and two windows allowing pleasing views across the neighbouring countryside. The room also includes two built in wardrobes and a cast iron fireplace.

Bedroom 2 – 4.73m x 4.27m (15' 5" x 14') with three pane mullioned window, revealed roof timbers, access to the roof void and feature cast fireplace. The room also includes a built in wardrobe.

Bedroom 3 – 3.82m x 4.64m (12' 5" x 15' 2") with two windows, exposed purlins to the high ceiling, access to the **roof void** and, to one corner, a built in airing cupboard which sites the foam lagged hot water cylinder. The room also includes a large, built in wardrobe.

OUTSIDE

From Bolehill Lane, a long private driveway leads to the house with the main grounds entered through a pair of elegant carved stone pillars. The driveway sweeps around to the rear of the house, with Beech hedging screening the garden areas. A parking courtyard provides ample vehicular parking and access to a range of **outbuildings**. Land adjoining the driveway, gardens and courtyard amounts to approximately 1 acre.

Outbuildings consist of a large **garage**, **barn** and **stable** with lighting and electrics including a 3-phase supply.

Garage - 10m x 5.9m (32' 8" x 19' 3") on two floors total (approximately 1250 sq. ft), including two pairs of wooden doors. The space at first floor level has Velux roof lights to the front, a mullioned window to the gable wall and a central stud partition. Currently used for storage, it would be suitable for conversion to recreational or commercial use.

Barn and Stable – 9m x 5.25m (approximately 650 sq ft) including hay loft. The building is of stone construction with a timber front elevation.

The larger garden area is laid to grass sheltered within Beech hedging whilst, to one side, there are a series of borders, sitting areas and a patio lying to the front of a stone built, open fronted **summer house**. Screened from the main lawns is a greenhouse and good sized vegetable plot, laid out to a series of beds and offering ample opportunity for the green fingered enthusiast.

Separately, lying adjacent to the head of the drive, is a wild life pond which completes a range of interesting outdoor space which offers interest and opportunity for the whole family.

TENURE – Freehold.

SERVICES – The property benefits from mains electricity, oil fired central heating, private water supply and septic tank drainage with water treatment system. No specific test has been made on services or their distribution.

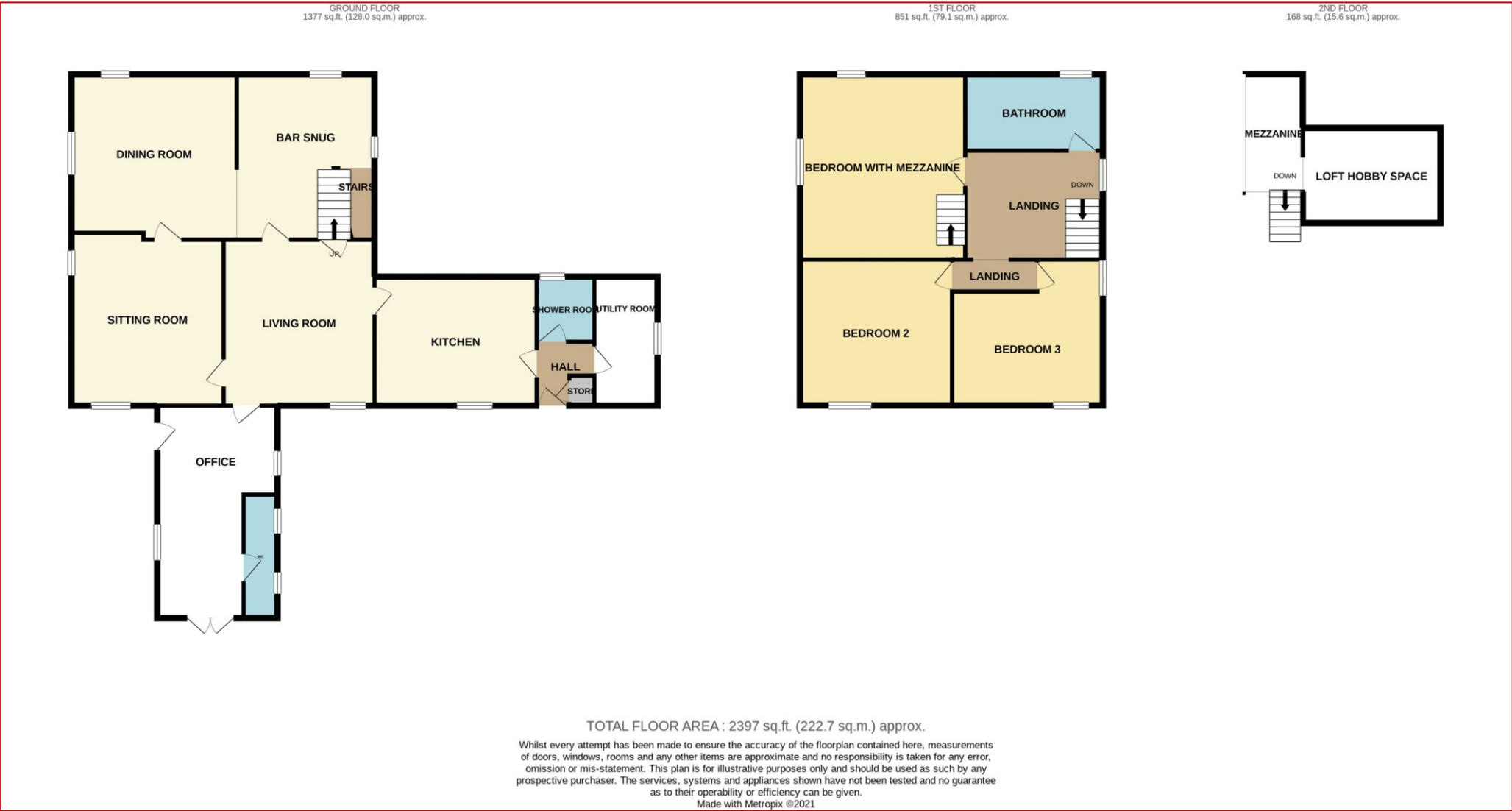
FIXTURES & FITTINGS – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

DIRECTIONS – Leaving Matlock on the A632 Chesterfield road proceed for around four miles, up through Kelstedge and onto the “flying mile”. From here turn right at Spitewinter as signed Alton and Wingerworth. Follow the road, passing Press Fishery and continue for a further mile or so until the next right turn at the brow of the hill. Turn right here, pass the farm on the left and proceed up the hill through the wood, the road drops down after a sharp right hand bend and the entrance to the driveway is just before the green sign for the fishery access.

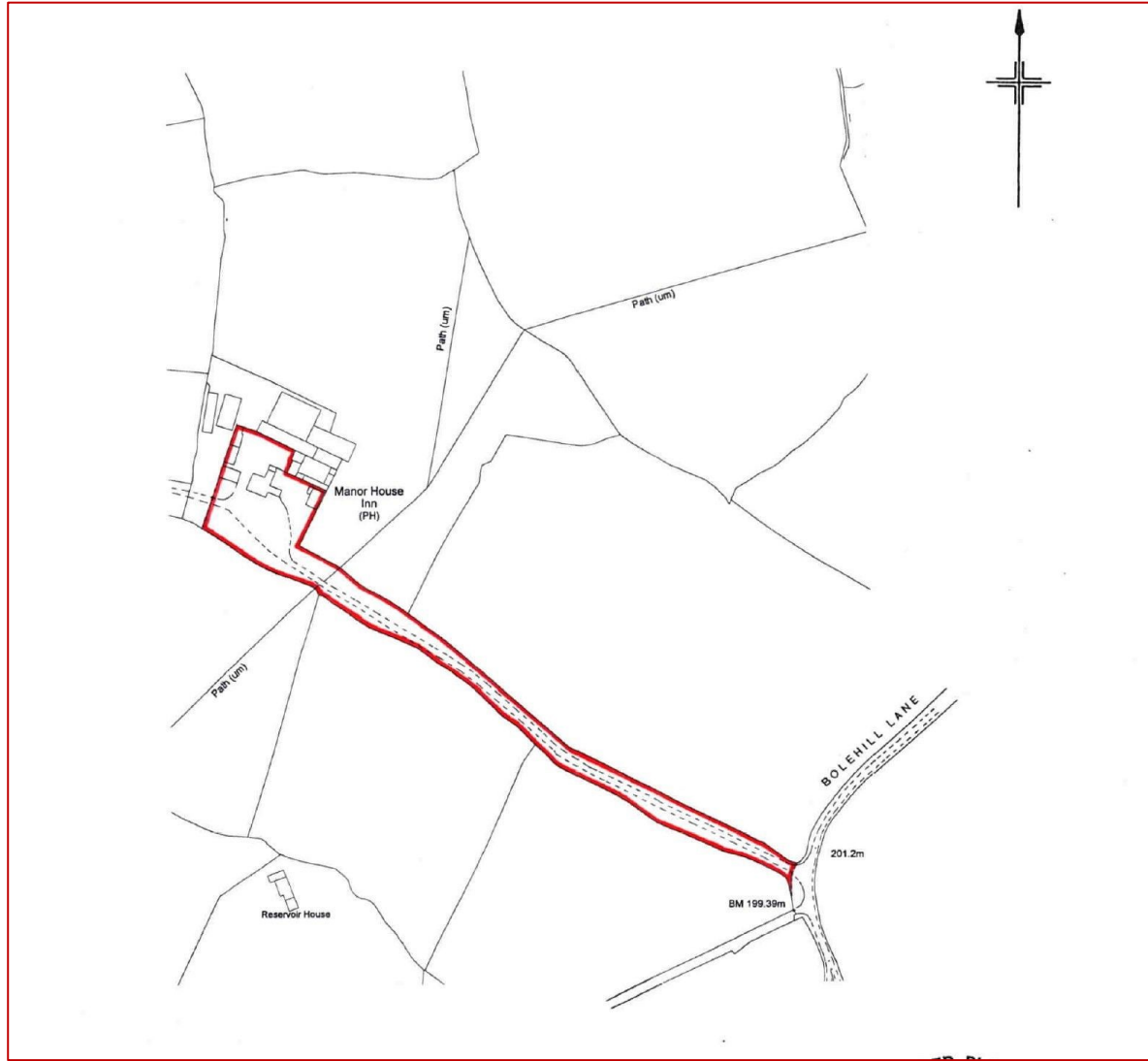
VIEWING – Strictly by prior arrangement with the Matlock office 01629 580228.

Ref: FTM9920

Floor Plan



Site Plan





Independent Estate Agents, Surveyors, Valuers & Auctioneers

Distinctive Homes for Discerning Purchasers

Archway Estate Office, 16 Crown Square, Matlock, DE4 3AT
Telephone 01629 580228

also at

ASHBOURNE 01335 346246
www.fidler-taylor.co.uk

Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.

